

CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, August 18, 2010

Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall

Time: 9:00 AM

9:00 a.m.

Our Lady of Mount Carmel (OLMC) Matthew 25 Center

The applicant seeks the following special use amendment approval:

Docket No. 10060008 SUA Appendix A: Use Table; New Building for Existing Use

Docket No. 10070012 V Section 6.04.03 Reduced front yard setback

The site is located at 14598 Oakridge Road on 11.04 acres and is zoned S-2/ Residential.

Filed by Paul Reis of Krieg Devault and Glen Ritchey of Our Lady of Mount Carmel.

Greg Hoyes-Hamilton County Surveyor Office

Not in watershed, will need to work with City of Carmel Engineering

Nick Redden-Carmel Engineering

Sent letter, no comments

Daren Mindham- DOCS-Environmental Planner

Sent review letter, no comments

Shirley Hunter-Duke Energy

Requested full set of plans to be sent to Stephen Vollmer

Chris Ellison-Carmel Fire Department

Fire department connection is obstructed by shrubs and parking

Suggested to meet at site and discuss further

Sue Macki-Carmel Utilities

No comments

Ryan Hartman-Clay Twp. Regional Waste

No comments

Christine Barton-Holmes-DOCS

Department Report will be mailed later today

Angie Conn-DOCS

No comments

9:15 a.m.

Docket No. 10070009 OA: Parkwood Crossing West –PUD Amend

The applicant seeks to amend text within the Parkwood Crossing West Planned Unit Development Ordinance (Z-359-01) as it relates to Outlot 2, located at the northwest corner of 96th Street and Meridian Street. Filed by Paul Reis of Krieg DeVault, LLP for Lake City Bank.

Docket No. 10070010 DP/ADLS: Parkwood Crossing West – Lake City Bank (Outlet 2)

The applicant seeks site plan and design approval for a bank branch & regional headquarters located at the northwest corner of 96th Street and Meridian Street. The site is zoned PUD/Planned Unit Development. Filed by Paul Reis of Krieg DeVault, LLP for Lake City Bank.

Greg Hoyes-Hamilton County Surveyor Office

Sent letter, will need permit

Nick Redden-Carmel Engineering

Sent letter, no additional comments

Daren Mindham- DOCS-Environmental Planner

Approved the landscape plans that have on file

Shirley Hunter-Duke Energy

Outside jurisdiction (IP&L territory)

Chris Ellison-Carmel Fire Department

Location of fire department connection cuts access to building so may need to be relocated to 96th Street, east of entrance.

Sue Macki-Carmel Utilities

Passed out connect information and requirements for irrigation system to be passed To Lake City Bank for their irrigation design build plans

Ryan Hartman-Clay Twp. Regional Waste

Letter sent via email, no additional comments

Angie Conn-DOCS

Sent review letter, waiting on response

Petitioner asked about information they received regarding dedication of Right of Way due to new development and upgrades to 96th Street. Suggested to contact City of Carmel Engineering for more information.

Petitioner also asked about the bike path extension and where they would need to connect to. It was suggested they contact David Littlejohn, DOCS-Alternative Transportation.

END

9:20 a.m.

Docket No. 10070006 SP: Village of West Clay, Section 10010-A

Docket No. 10070007 SP: Village of West Clay, Section 10010-B

The applicant seeks secondary plat approval for 38 lots on 21 acres. The site is about ½ mile west of Towne Road on 126th Street. The site is zoned PUD/Planned Unit Development. Filed by Matthew Lohmeyer of Pulte Homes of Indiana, LLC.

Greg Hoyes-Hamilton County Surveyor Office

Finalizing letter and plan to send later in the afternoon

-Will need flood study regarding the Brindle Drain

-Due to area size may need to contact DNR

Nick Redden-Carmel Engineering

Sent letter, no further comments

Daren Mindham- DOCS-Environmental Planner

Sent review comments

-Suggested to increase the type of genus of trees due to the concern

Village of West Clay with the future of the existing Ash Trees

Shirley Hunter-Duke Energy

-Passed out contact information for Stephen Vollmer and requested to send Stephen updated/revised Auto CAD file.

-Common areas do not have a dedicated utility easement marked, normally marked on secondary plan, a cross over will need to take place at entrance off 126th Street.

-Need to know if Duke is to place the street lights or if Brenwick will continue to place them like have done before; along with needing to know if service for lighting will be needed at entry area or pond areas

-Will be Pulte Homes and similar to the existing Pulte homes on east side of Village of West Clay

Chris Ellison-Carmel Fire Department

Will have street and hydrants in service before construction of homes?

-Yes

Sue Macki-Carmel Utilities

Passed out connect information and requirements for irrigation system

Possibility will need irrigation services from public utility around pond area

Ryan Hartman-Clay Twp. Regional Waste

Sent mark-ups on design layout, no additional comments

Angie Conn-DOCS

Sent review letter, waiting on response

Petitioner questioned the bike path needing to be 10 feet path since the current plans for 126th Streets are only 8 feet path.

-Angie Conn to follow up with David Littlejohn, DOCS-Alternative Transportation

END